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**UNITED STATES DISTRICT COURT**  
**DISTRICT OF NEVADA**

PREMIER ONE HOLDINGS, INC., a  
Nevada corporation,  
Plaintiff

vs.

NATIONSTAR MORTGAGE, LLC, a foreign  
limited liability company, ROXEY A.  
RANFTL; DOES 1-100, inclusive, and ROES  
1-100, inclusive,  
Defendants.

Case No.: 2:17-cv-01133-RFB-NJK

**STIPULATION AND ORDER TO**  
**STAY CASE PENDING DECISION**  
**ON MOTION TO REMAND**

Plaintiff, Premier One Holdings, Inc. ("Plaintiff") by and through its attorneys of record, Sarah A. Morris, Esq. and David J. Rothenberg, Esq. of the law firm Morris Law Center and Defendant, Nationstar Mortgage, LLC by and through its attorneys of record, Dana Jonathon Nitz, Esq. and Regina A. Habermas, Esq. of the law firm Wright, Finlay, & Zak, LLP, hereby stipulate and agree to stay the above-captioned action pending a decision on Plaintiff's Motion for Remand (ECF No. 10) as follows:

1           1.       This is a quiet title action arising from an HOA foreclosure sale (the  
2 "Sale") of a residential property located at 8045 Astrology Court Unit 101, Las Vegas,  
3 Nevada 89128 (the "Property").

4           2.       Plaintiff originally brought this matter in the Eighth Judicial District Court  
5 of Nevada (A-17-752728-C).

6           3.       Defendant Nationstar was served with the Complaint and removed this  
7 matter to Federal Court.

8           4.       On May 25, 2017 Plaintiff filed a Motion to Remand (ECF No. 10), which  
9 would fully remove this matter from this Court if granted.

10          5.       Whether this matter is brought in state or federal court would affect the  
11 applicable law resulting in a potential waste of judicial resources as well as the resources  
12 of both parties from engaging in discovery if remanded.

13          6.       The Parties request a stay of litigation until this Court has ruled on the  
14 pending Motion to Remand as it would be dispositive of this action in this Court.

15          7.       The Parties agree to submit a renewed discovery schedule within 30 days  
16 of this Court's ruling in the event this matter is not remanded.

17               Dated: September 5<sup>th</sup> 2017.

18           MORRIS LAW CENTER

              WRIGHT, FINLAY, & ZAK, LLP

19  
20 By: /s/ Sarah A. Morris

              By: /s/ Regina A. Habermas

21           Sarah A. Morris, Esq.  
22           Nevada Bar No. 8461  
23           David J. Rothenberg, Esq.  
24           Nevada Bar No. 13576  
25           Attorneys for Plaintiff

              Dana Jonathon Nitz, Esq.  
              Nevada Bar No. 0050  
              Regina A. Habermas, Esq.  
              Nevada Bar No. 8481  
              Attorneys for Defendant, Nationstar  
              Mortgage, LLC

**ORDER**

**FOR GOOD CAUSE APPEARING**, and based upon the foregoing stipulation of the parties:

**IT IS HEREBY ORDERED** that litigation in this case is stayed until the Court rules on the pending Motion to Remand (ECF No. 10).

**IT IS HEREBY FURTHER ORDERED** that the Parties will file a renewed discovery schedule within 30 days of this Court's ruling in the event this matter is not remanded.

  
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RICHARD F. BOULWARE, II  
United States District Judge

Date: October 12, 2017.

Respectfully Submitted:

MORRIS LAW CENTER

By: /s/ Sarah A. Morris  
Sarah A. Morris, Esq.  
Nevada Bar No. 8461  
David J. Rothenberg, Esq.  
Nevada Bar No. 13576  
*Attorneys for Plaintiff*